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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

908,800 / 908,800

USE VALUE:

908,800 / 908,800

ASSESSED:

908,800 / 908,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
39-39A		MAGNOLIA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DEMERS ROLAND J & LUCY P	
Owner 2:	
Owner 3:	
Street 1: 39 MAGNOLIA ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2334 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183

Total SF/SM: 4000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 432,000

Spl Credit

Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 908,800 / 908,800
 908,800 / 908,800
 908,800 / 908,800

 APPRAISED:
 908,800 / 908,800

 USE VALUE:
 908,800 / 908,800

 ASSESSED:
 908,800 / 908,800

 08/26/17
 Insp Date

!341!

 Prior Id # 1: 3427
 Prior Id # 2:

 Prior Id # 3:
 Prior Id # 1:

 Prior Id # 2:
 Prior Id # 3:

 Prior Id # 1:
 Prior Id # 2:

 Prior Id # 3:
 ASR Map:

 Fact Dist:
 Reval Dist:

 Year:
 LandReason:

 BldReason:
 CivilDistrict:

 Ratio:
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